

Community Planning Quarterly Update

Community Land Use, Infrastructure, Studies and Events in the Fort Drum Region
July 1 – September 30, 2006

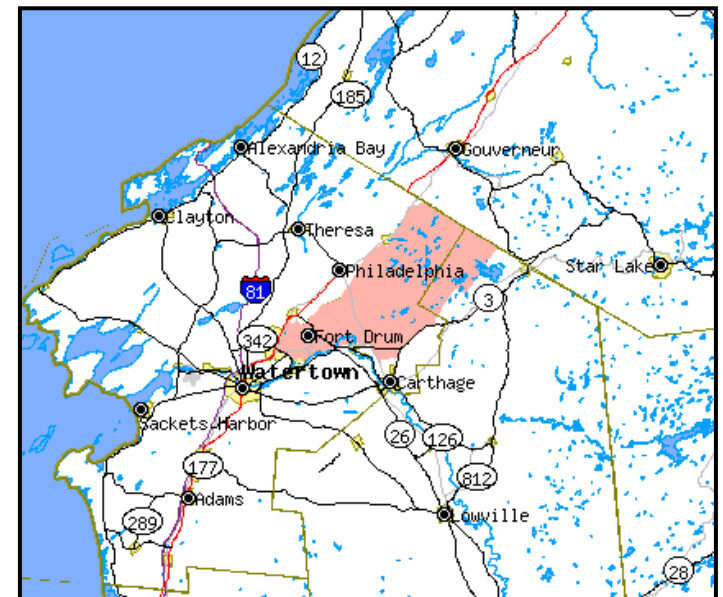
Listed below is a quarterly summary of local and regional land use, infrastructure and planning activities in the vicinity of Fort Drum Military Installation for July through September 2006 along with a status of PAIO/installation actions in reference to these proposals.

This quarter's update covers the following:

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This update is intended to highlight new/proposed activities occurring around Fort Drum. The intent is to actively monitor and share information on adjacent local activities and regional plans which could impact Fort Drum training and deployment capabilities, and our Soldier's quality of life.

If there are any questions on any of the topics or activities included, or if any additional local activities that need to be captured, please contact David Cutter at 772-7483 or email at david.cutter@us.army.mil.



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Local land use and development proposals

July 11 Town of Champion Planning Board

Representatives from Fort Drum (Lt. Col Robert Blank, US Army National Guard, Joe White, Chief, Aviation Division, air tower control, and David Cutter, Community Planner) provided input regarding the regulation of wind towers within the town with respect to their impact on military air space and air traffic at the base.

July 25 Jefferson County Planning Board

Applicant: Floyd Roberts

Action: Site Plan Review

Location: US Route 11, Town of LeRay

Information: The applicant is proposing to renovate and reopen a used car business.

Comments: Because NYSDOT plans to install a median barrier and limit left turns to signalized intersections on this stretch of Route 11, the Town recently passed a law requiring a separate access road to be accommodated into any parcel with frontage on this stretch of Route 11. Staff commented that the site plan should be reconfigured to accommodate an access road.

July 25 Town of Champion Planning Board

Preliminary plans were presented for the development of the Bud Lo Drive area in Great Bend. The developers would like to erect one modular home complete with all utilities to serve as a model / office, plus three different models, on a separate approved lot. Whether the project is a major subdivision or planned development district, and the number of homes to be built has yet to be determined.

July 27 River Area Council of Governments (RACOG) Planning Committee

Representatives from the Town of Champion, Village of West Carthage, Village of Carthage and Town of Wilna are studying ways to improve the uniformity of development controls in the four communities. The committee is currently focusing on special permit and site plan review standards. Fort Drum Community Planner presented a conceptual Memorandum of

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Understanding to facilitate timely and consistent notification and cooperation between Fort Drum and local municipalities on planning projects and issues.

August 3 Town of LeRay Planning Board

LeRay Development discussed their preliminary 6-lot subdivision on Route 11 adjacent to the Fort Drum North Gate (potential uses include hotel, restaurant and commercial uses). The Spectra Group received preliminary approval for their site plan for a strip mall on Route 11, contingent upon subdivision approval for the parent tract (Columbia). There were public hearings for two additional minor subdivisions that were subsequently approved, and a couple site plans submitted for review.

August 29 Jefferson County Planning Board

Applicant: American Communities Inc.

Action: Zoning Amendment

Location: NYS Route 37, Willowbrook Golf Course, Town of Pamela

Information: The Town is proposing to create a Planned Development District for a residential development around the reconfigured Willowbrook Golf Course.

Comments: The proposed development would include 5 single family and 166 duplex homes for a total of 337 units; future commercial and club house expansion is contemplated. The project would require expansion of near-by water and sewer infrastructure; State and Federal permits potentially needed for wetland and flood plain impacts. Traffic and drainage study will be required by NYSDOT. Note: expect these will be high end homes priced above the affordability of most Soldiers.

Applicant: John Young

Action: Zoning Map Amendment

Location: Mosher Road, Town of Champion

Information: The applicant is requesting that the Town rezone a 300 acre parcel that is currently split between 2 districts to Rural Corridor District to allow multi-family homes.

Comments: Applicant is proposing a mix of single family and multi-family housing (total potential of 900 to 950 units) on 300 acre parcel near active stone quarry. There is currently no infrastructure available on or near site. The County Planning Board approved rezoning as a Planned Development District.

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Applicant: Village of Dexter
Action: Zoning Amendment
Location: County Road 53
Information: The Village has annexed land and is proposing a new zoning district for residential development.
Comments: The Village plans to extend water and sewer service to the district. 50 single family and 50 townhouses may be proposed for the site.

September 7 Town of LeRay Planning Board

LeRay Development submitted their response to comments from the Town Engineer, including a traffic study and infrastructure plan. They are proposing the formation of a lighting and drainage district for their 6-lot commercial subdivision on Route 11. The Town is considering a new regulation aimed at discouraging “spaghetti lots”, modeled on a similar law used in Cape Vincent.

September 26 Jefferson County Planning Board

Applicant: American Communities Inc.
Action: Site Plan Review
Location: NYS Route 37, Willowbrook Golf Course, Town of Pamela
Information: The applicant requested site plan approval for a planned development district to include 5 single family and 166 duplex homes around the reconfigured Willowbrook Golf Course, an expansion of the club house and future commercial buildings.
Comments: NYSDEC must review water and sewer infrastructure, wetland and flood plain impacts, and storm water management. Traffic and drainage study will be required by NYSDOT. The project is expected to be implemented in phases.

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October - December Schedule

October 5	1830	Town of LeRay Planning Board
	1930	Town of Rutland Planning Board
October 10	1930	Town of Champion Planning Board
October 23	1830	RACOG Planning Committee, West Carthage
October 25	1830	State Environmental Quality Review Act (SEQRA) Workshop, JCC, Watertown
October 31	1600	Jefferson County Planning Board, Watertown
November 2	1830	Town of LeRay Planning Board
	1930	Town of Rutland Planning Board
November 14	1930	Town of Champion Planning Board
November 28	1600	Jefferson County Planning Board, Watertown
December 7	1830	Town of LeRay Planning Board
December 12	1930	Town of Champion Planning Board
December 19	1600	Jefferson County Planning Board, Watertown

Housing Update

Fort Drum Housing Study & Market Analysis, update to March 2005 report

Fort Drum Regional Liaison Organization (FDRLO) has contracted with GAR Associates to update their March 2005 Market Study to incorporate known changes in the housing market since that time. Fort Drum provided updated demographic data for the region's military population and delivery schedule for on-post housing. The update should be available in October.

Transportation & Infrastructure Update

Fort Drum Connector:

NYSDOT is completing the draft Design Report and Environmental Impact Statement (EIS) for this major project. A public hearing for the draft report is expected in January.

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Route 11 Corridor Management Plan: August 8: Public Information Meeting

The meeting provided the public with an opportunity to review and comment on the New York State Department of Transportation's (NYSDOT) proposed Access Management Project on Route 11 between Route 342 and Fort Drum North Gate. The goal of the project is to reduce accidents on this stretch of Route 11 (primarily caused by vehicles trying to make a left turn) while providing reasonable access to properties. The proposed project would install a box beam median barrier down the center of Route 11, install two new traffic signals on Route 11 (at Holbrook Road and Anabel Avenue) to permit left and U-turns, and widen and repave Route 11. Some businessman and real estate speculators contend that a median barrier will hurt their businesses and de-value their property. Others, including the NYSDOT, feel it will enhance their property value by making it easier and safer to access these businesses. Town of LeRay amended their zoning law to require provisions for parallel access roads on this segment of Route 11.

Fort Drum Rail Siding Project: September 21: Ribbon-cutting Ceremony

The \$2.69 million New York State-funded Fort Drum rail project constructed 8,700 feet of track sidings (a portion of railroad track used to hold rail cars allowing the passage of other trains). This will allow approximately 100 additional railcars to load, reducing loading time, and increasing the deployment capability of the military base.

Department Authority of the North Country (DANC) Sewer & Water Infrastructure:

The DANC board has authorized a \$3 million project to rehabilitate a portion of the Watertown to Fort Drum sewer line. The rehabilitation project will restore the capacity of the 20 year old pipeline to better handle wastewater flows generated by the on-going Fort Drum expansion and related growth in surrounding communities. Design engineering is complete and bids were opened on September 22, 2006. Notices of award are planned to be issued in October of 2006, with construction to be completed in the spring 2007.

The Development Authority and the City of Watertown have completed an assessment of the water and waste water facilities serving Watertown, Fort Drum and the surrounding towns. The study examined the capacity of the facilities to accommodate ongoing and proposed growth over the next twenty years. The report concluded that: the City water treatment plant has sufficient long term capacity with only minor capital or operational improvements; the Authority's water transmission system can accommodate near term growth, and with pump improvements the projected long term growth; the City's waste water treatment plant operates well, and will have improved capacity as storm and sanitary sewer separations continue; and the Authority's Warneck pumping station will have sufficient long term capacity upon installation of a second high capacity pump.

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Regional Studies & Projects

Business and Resource Gap Analysis – July 20 Update

Economic Development Research Group (EDR), FDRLO's contractor, presented a memorandum report discussing military budget trends and projections for this project. They reported that defense spending is generally shrinking as a segment of the national economy, although some sub-segments (e.g. ammunition and aircraft / missile parts) are growing. They suggested that over the long term, "the central role of Fort Drum expansion on local economic development is as a source of workers".

Black River Hydroelectric - competing development applications submitted to Federal Energy Regulatory Commission (FERC).

Erie Boulevard Hydropower (derivative of Niagara Mohawk) has applied to FERC to amend their existing license for the Black River Project. They propose to rebuild the existing dams at Felts Mills and Great Bend, and install new generating units. A competitive application was filed with FERC by Black River/Felts Mills to develop the same site. A decision from FERC is expected in the fall.

FDRLO Communication Committee, September 21

FDRLO introduced their new regional website (**DrumCountry.com**) that will serve as a clearinghouse for information about the Fort Drum region. The initial content features a photo contest with a submission deadline of October 23, 2006.

Events

Walkable Communities Workshop, September 12

This forum, part of the Steps to a HealthierNY initiative, and coordinated by JCC's Center for Community Studies and the Tug Hill Commission, featured a keynote presentation by speaker Mark Fenton on how to integrate physical activity, especially walking, into the physical and social environment.

FDRLO Quarterly Meeting, September 21

- Housing: FDRLO and DANC announced they have offered Norstar Development \$1.75 million in subordinate financing and tax credits in support of their proposal for Brookline Housing Development. The committee is still reviewing the

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proposal by Clover Management. DANC announced they have hired Matt Taylor for the housing coordinator position funded by the OEA Growth Management grant.

- Economic Development: the task force is investigating ways that the Procurement Technical Assistance Center (PTAC) in Rochester can better assist local businesses as a follow-up to the Business/Contracting Survey conducted by JCC. EDR continues to progress the Gap Analysis Study, with a final report scheduled for later this fall.
- The Board approved providing matching funds for the Quality Communities grant awarded to the Town of Champion. The grant provides supplemental funds for the Growth Management Initiative funded by OEA.
- MG Joseph Taluto, The Adjutant General of New York, discussed the long relationship between Fort Drum and the New York National Guard, and plans to strengthen that relationship.

USFWS St. Lawrence Wetland and Grassland Management District Public Forum, September 18

JCC's Center for Community Studies moderated a public forum on the US Fish & Wildlife Service's (Service) draft management and land protection plan for important wetland and grassland habitats in northern Jefferson County. The plan proposes to protect up to 8,000 acres of breeding and migratory bird habitat primarily through the Service's purchase of conservation easements on privately owned land (80%) and fee acquisition where needed (20%). The plan focuses on abandoned fields and wet marginal lands, only involves willing sellers, and requires town government approval on a parcel by parcel basis. The proposal received solid support from environmental organizations, and opposition from the Jefferson County Farm Bureau.

Miscellaneous

Growth Management Initiative

One of the projects funded by the Office of Economic Adjustment will address land use and encroachment issues with the communities that border Fort Drum. The project will be coordinated by FDRLO with technical support by a consultant team. The Town of Champion recently received State funding to assist the communities surrounding Fort Drum develop a vision for preferred future development, and tools to help them achieve it. Fort Drum is also preparing an Army Compatible Use Buffer (ACUB) Program proposal as a potential tool to maintain compatible land uses around the Installation's training area. All these projects will be coordinated with the Growth Management Initiative.